

Housing Supporting Data

The purpose of the Housing Element is to ensure provision of public and private housing facilities on the University campus and within the host community adequate to meet the needs of the projected University enrollment.

1. Inventory and Analysis of Existing Conditions

Refer to **Figure 7.1** for location of residence halls on the Main Campus. In addition, the Alumni Village Housing Complex at the Southwest Campus provides for married and single graduate student housing within 1.5 miles of the Main Campus.

With present inventory and usage known, and with future enrollment projections available, it will be possible to establish goals, objectives, and policies for new construction, renovation or repair, and/or demolition of University-provided housing facilities.

1.a. Current On-Campus Undergraduate Occupancy

Current occupancy for undergraduate students on the campus is shown in **Table 7.1.1**. Refer to **Figure 7.1** for location of residence hall. Total capacity available on campus excluding Alumni Village is 6,296. (See **Table 7.1.2** for capacity data.)

1.b. 2010-2011 Graduate Student Occupancy

Occupancy for graduate students on the campus is shown on **Table 7.1.1**. Refer to **Figure 7.1** for location of residence hall. Graduate students occupy 33 spaces in the undergraduate halls. In 2010-2011, 63 graduate students lived in Rogers Hall; 488 lived in Alumni Village.

1.c. Alumni Village Residents

Refer to **Table 7.1.1**. 2010-2011 data indicate that 26 undergraduates lived in Alumni Village; 488 graduate students lived there when the data was collected. Married and single students are eligible to live at Alumni Village.

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2008 UPDATE

TABLE 7.1.1 Current On-Campus Occupancy

RESIDENCE HALL	RESIDENT	FR	SOPH	JUN	SEN	UNDER GRAD.	GRAD U-ATE	OTHER	TOTAL
Undergraduate									
Broward	Coed	71	47	13	3	134	0	0	134
Bryan	Coed	116	11	2	2	131	0	0	131
Cawthon	Coed	167	95	30	5	297	0	0	297
DeGraff	Coed	527	116	42	18	703	0	0	703
Deviney	Coed	173	45	22	12	252	0	0	252
Dorman	Coed	235	36	14	3	288	0	1	289
Gilchrist	Coed	154	55	18	2	229	0	0	229
J. Murphree	Coed	251	49	19	6	325	0	0	325
Kellum	Coed	437	63	34	11	545	0	0	545
Landis	Coed	270	101	20	12	403	0	0	403
McCollum	Coed	7	88	58	43	196	0	0	196
Ragans	Coed	9	224	156	133	522	33	0	555
Reynolds	Coed	164	48	16	8	236	0	0	236
Salley	Coed	466	76	28	9	579	0	0	579
Smith	Coed	457	74	30	9	570	0	0	570
Wildwood	Coed	527	130	32	16	705	0	0	705
Subtotal		4,031	1,258	534	292	6,115	33	1	6,149
Graduate									
Rogers	Coed	1	7	20	33	61	63	26	150
Alumni Village	Married/ Single	0	0	8	19	27	488	112	627
Subtotal		1	7	28	52	88	551	138	777
Total Occupied Beds		4,032	1,265	562	344	6,203	584	139	6,926

Source: FSU Housing Department Fall 2010/2011 Statistics

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Table 7.1.2 Capacity of On-Campus Beds

RESIDENCE HALL	CAPACITY
Undergraduate	
Broward	135
Bryan	131
Cawthon	297
DeGraff	706
Deviney	243
Dorman	281
Gilchrist	229
Jennie Murphree	326
Kellum	538
Landis	403
McCollum	199
Ragans	555
Reynolds	239
Salley	570
Smith	553
Wildwood Halls**	706
Subtotal Undergraduate	6,111
Graduate	
Rogers	188
Alumni Village	785
Subtotal Graduate	973
Total Beds in Housing	7,084

**Wildwood Halls Ph. 2 is under construction.

Source: FSU Housing Department Fall 2010/2011 Statistics

1.d. Existing On-Campus, Other Beds (Fraternities and Sororities)
(Data unavailable)

1.e. Historically Significant Housing On Campus
The ages of existing residence buildings on campus are shown in **Table 7.2**.

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TABLE 7.2 On-Campus Residence Hall Age

RESIDENCE HALL	YEAR BUILT
Broward	1917 (rehab'd 1998)
Bryan	1907 (rehab'd 1997)
Cawthon	1949 (rehab & renovation 2001-2002)
DeGraff	Razed; rebuilt 2007
Deviney	1952
Dorman	1959
Gilchrist	1925 (rehab'd 1998)
J. Murphree	1921 (totally rehab'd 1993)
Kellum	1959
Landis	1939 (totally rehab'd 2006)
Reynolds	1911 (rehab'd 1996)
Salley	1964 (rehab'd 2001)
Smith	1952
McCollum	1973
Rogers	1964
Alumni Village	Area I: 1959; Area II: 1961; Area III: 1963

Source: FSU Housing Department, September 2008

1.f. Existing Types of Housing On Campus

Residence facilities on the main campus are provided in a variety of types, according to student needs. In **Table 7.3** and **Table 7.4**, variations are grouped as follows.

TABLE 7.3 Single Undergraduate Residence Halls (12 total)

HALL	RESIDENTS	VISITATION	COMMENTS	A/C
Broward*	Coed	Self Regulated		Yes
Bryan*	Coed	Self Regulated	Bryan Learning Comm.	Yes
Gilchrist*	Coed	Self Regulated	Honors Hall	Yes
Cawthon	Coed	Self Regulated	Music Learning Education Comm.	Yes
Deviney	Coed	Limited		Yes
Dorman	Coed	Limited		Yes
JennieMurphree*	Women	Limited	Women in Math, Sci, Engineering	Yes
Kellum	Coed	Limited	Genesis Program	Yes
Landis	Coed	Self-Regulated	Honors	Yes
Reynolds*	Coed	Self-Regulated	Wellness Hall	Yes

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Salley*	Coed	Self-Regulated	Suite (2 students per room; 4 per study; 4 per bath)	Yes
Smith	Coed	Limited		Yes

Source: FSU Housing Department, September 2006

Each room is furnished with a bed for each resident, study desks, chest of drawers, small refrigerator, and a telephone for local service. Residents provide their own linens.

*Suites with semi-private baths

TABLE 7.4 Apartments

HALL	RESIDENTS	VISITATION	COMMENTS	A/C
McCullum	Coed (Sophomores, Juniors, Seniors)	Full	40 single occupancy efficiencies, 40 townhouses	Yes
Rogers	Coed (Older undergraduates and graduates)	Full	94 one bedroom, double occupancy	Yes

Source: FSU Housing Department, September 2006

Alumni Village

Single graduate students, older graduate students, and students with dependents are eligible for housing in Alumni Village. This complex offers 785 one, two, and three bedroom furnished apartments, with access to a pre-school, laundry facilities, a recreation building, and playgrounds on premises. The Alumni Village Office provides assistance and counseling, and coordinates programs for residents.

1.g. University Provided Housing Off-Campus

There are no University-provided housing units off-campus. Previous listings for Main Campus and Alumni Village are all inclusive of University available housing.

1.h. Estimated Number of Undergraduate, Graduate, and Married Students Housed on Campus and in Off-Campus University Facilities

There are no University housing facilities off-campus. See **Table 7.1.1** for on-campus housing statistics.

1.i. Full Time Students Housed Off Campus - Non-University Facilities

Current statistical information on the types of student housing off campus is

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unavailable. Several apartment complexes are available in the near vicinity, as well as Greek organization houses. Additionally, the host community offers other housing opportunities but not limited to mobile home parks, single-family homes, and condominiums.

The Southern Scholarship Foundation provides rent-free cooperative living houses for a limited number of students who have excellent academic records and financial need. Additionally, the Off-Campus Housing Office, a Student Government funded agency, serves as an information center for students seeking off-campus housing.

There are concentrations of rental apartments to the west of campus, approximately to Ocala Road, to the north of campus in the area of the Tallahassee mall, and east of downtown along Appalachian Parkway between Magnolia Drive and Capital Circle.

1.j. Host Community Rental Housing Supply by Rental Range

The Housing Element of the Tallahassee-Leon County Comprehensive Plan specifically addresses the need for future development of affordable housing. There is a formula for establishing the percentage of “affordable income” units for developments of 50 units or more, and it is based on the following:

$$\frac{(LIFA) - (LIFH + AHM)}{\text{Total Number of Family Households}} = \text{percentage required}$$

Where:

- LIFA is total existing low income family households
- LIFH is low income family households owning homes
- AHM is affordable homes on the market

Affordability is determined by multiplying the upper level of the low-income family yearly income by 2.5.

As an incentive, developments which provide affordable housing under this policy (1, 2, 4 and H) in the Comprehensive Plan are eligible for up to a 10% increase in allowable density within the applicable affordable housing program in lieu of construction.

2. Future Needs/Requirements**2.a. University Policies for Housing Provision**

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It is the goal of the University residence hall staff to create safe, supportive living environments and to provide experiences that further the students’ intellectual, moral, spiritual, and physical development. Statewide, in 2006-2007, the State University system housed 16 % of its student head count, broken down as follows in **Table 7.5**.

TABLE 7.5 Percentage Housing by University

University of Florida	17%
Florida State University	14%
Florida A&M	26%
University of Central Florida	14%
University of South Florida	17%
Florida Atlantic University	15%
University of West Florida	15%
Florida International University	6%
University of North Florida	13%
Florida Gulf Coast University	27%

Source: Enrollment Capacity report in ACUHO-1 Directory

Currently there is no set policy for provision of housing as related to total enrollment. Students are not required to live in University housing, but entering freshmen are encouraged to do so. A report prepared by the former Board of Regents suggests that a reasonable goal for first-time-in-college (FTIC) students is 25 percent to be housed on campus.

In general, the priority at FSU is for renovations, code compliance, and general upgrades of existing dormitory facilities. The 25 percent target is appropriate as a long-range goal, however there are definite needs to focus initially on existing facilities.

The host community has provided very well for off-campus housing needs. There are many facilities available to the west, south, and east of campus, and they are often supported by commercial activities (restaurants, etc.).

2.b. On-campus Housing Projections

Currently there are no set policies concerning the number of students to be housed on campus. Presently 17% of the student body is housed on campus. The University Housing Department projects that with the addition of 276 new beds in 2012, 18% will be housed.

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2.c. Non-University On-Campus Housing

Presently, non-university provided facilities on-campus are composed of a few fraternities and sororities. There are no quantifiable changes anticipated concerning the number of students housed in these facilities during the master planning period.

2.d. Housing Details

2.d.1. Housing Aging Cycle

The University has a policy to renovate and bring existing housing up to code. Presently the University is increasing the number of on-campus beds through new construction. The 15-year project to renovate the oldest east campus halls was completed in 2006.

2.d.2. Physical Condition

All University housing facilities are in habitable condition. On-going facility improvement continues on an annual basis.

2.d.3. Existing Rate Structure for On-Campus Housing

Refer to **Table 7.6** for current rate structure. All housing rental fees are established by FSU, subject to approval by the Board of Trustees. University housing is self-supporting and rental rates must reflect operating costs. Fees shown are 2010-11 figures.

Table 7.6 Housing Rental Fees (2010-2011)

Single Undergrad Residence Halls private bath units avail @ additional cost	Standard Double, Air Condition	\$2,150 per semester
	Renovated Double	\$2,640 per semester
Apartment Housing for Single Students	Rogers Hall	\$435 per month
	McCollum Hall	\$2,275 per semester
Alumni Village (rates exclude utilities, except for garbage collection)	One Bedroom	\$420 per month
	Two Bedroom	\$355 to \$580 per month
	Three Bedrooms	\$660 per month

Source: FSU Housing Department, September 2011

2.e. Projected Additional Housing by Type

Although there will continue to be a need for dorm rooms, there currently is a strong

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desire to provide more apartment type housing on campus in the future.

2.f. Potential On-Campus Housing Sites

Presently, there are a number of potential sites for on-campus housing. These include the areas adjacent to the existing housing at the science complex and historic area, the land just south of campus, areas adjacent to band practice, and potentially the Rodrigue property to the west. Refer to **Figure 7.2** for potential site locations.

2.g. Off-Campus Housing Projections

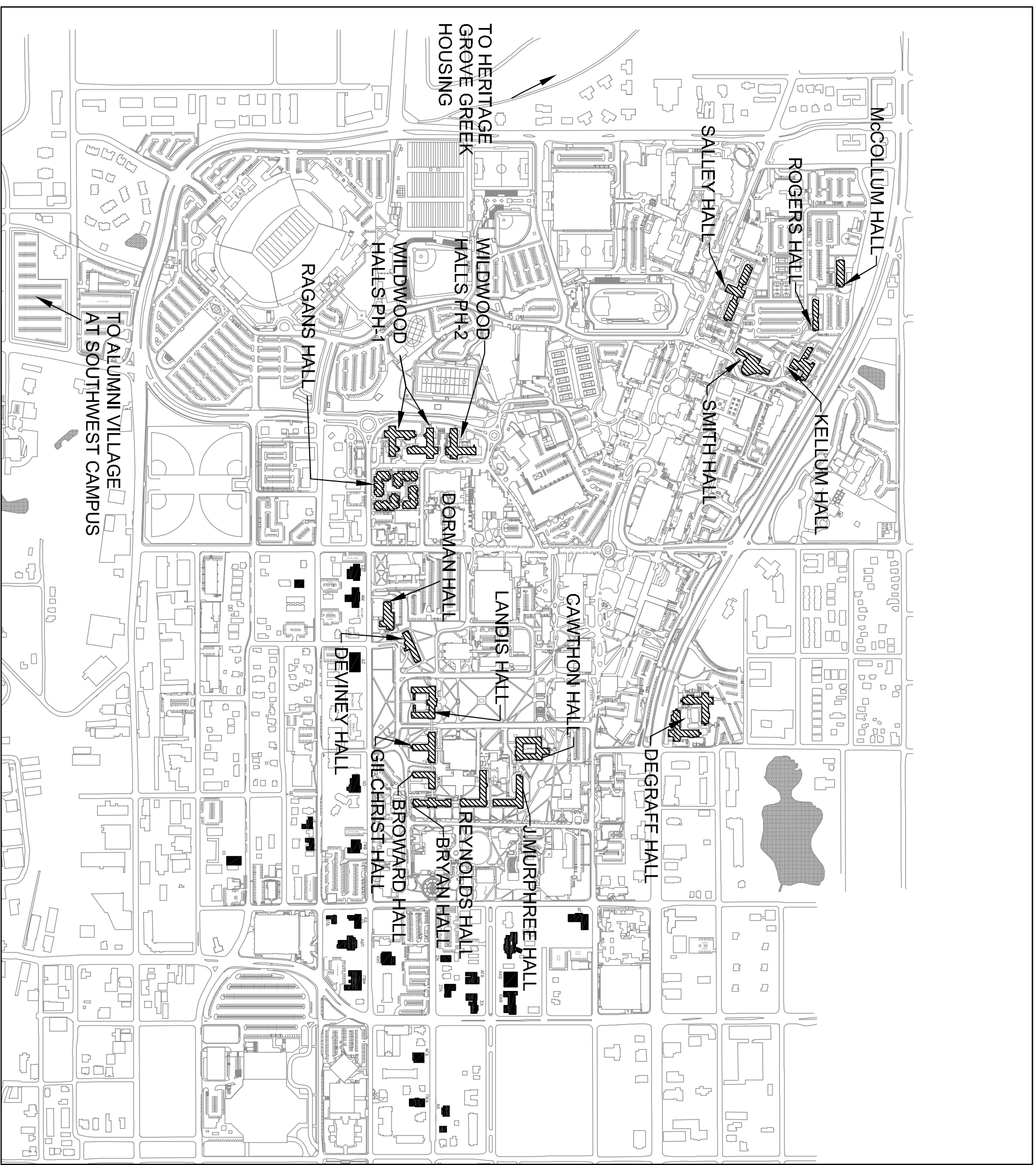
Assuming 18 % of the student enrollment will be housed on campus based on 2.a., 82 % of the student enrollment will be required to be housed in private market housing.

2.h. Impact of Off-Campus Students on Host Communities' Rental Stock


The city of Tallahassee presently has plenty of housing available and will most likely continue to do so as the University grows. Tallahassee is a very student friendly housing city and many large apartment complexes give inducements, such as shuttle service to campus.

FIGURE 7.1

CAMPUS HOUSING



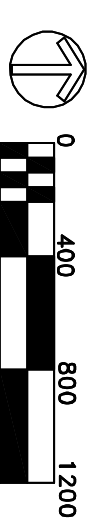
LEGEND:

 ON-CAMPUS DORMITORIES

 GREEK HOUSING

SOURCE:
FLORIDA STATE UNIVERSITY
CAMPUS MAP 2011

COMPREHENSIVE MASTER PLAN
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA
SUPPORTING DATA
13 JUNE 2008
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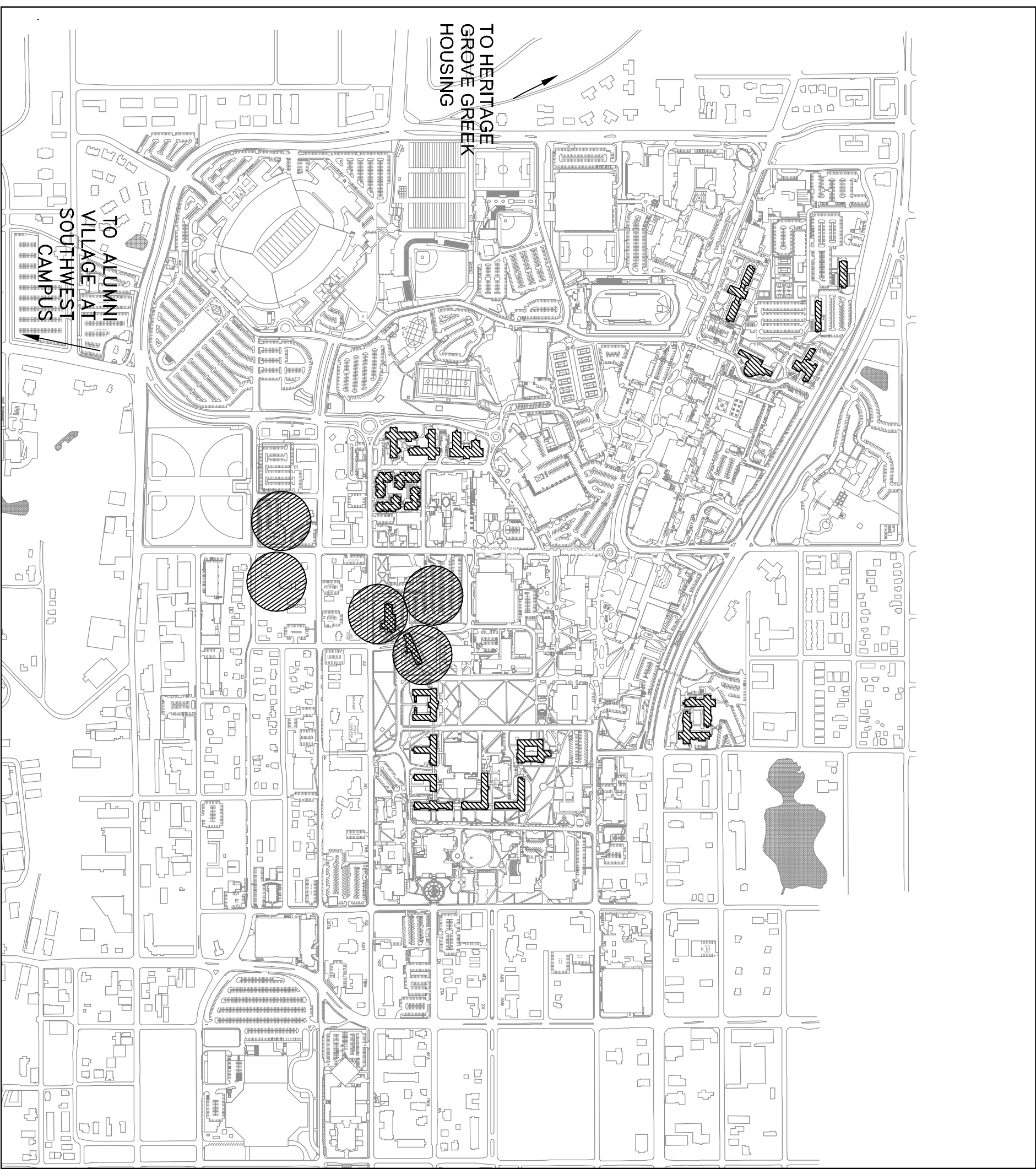




FIGURE 7.2

POTENTIAL ON-CAMPUS HOUSING LOCATIONS

LEGEND:

-  EXISTING ON-CAMPUS DORMITORIES
-  POTENTIAL RESIDENTIAL

SOURCE:
FSU CAMPUS MAP 2011

COMPREHENSIVE MASTER PLAN
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